

-ORIGINAL INK on MYLAR - REDUCED for RECORDING-

VT LS 597

Timothy R. Cowan

- Survey Notes -

1. Purpose of this survey and plat is to depict the subdivision of lands of BC Community Housing, LLC, into 6 lots and a proposed street as shown. Other property lines shown MAY BE approximate, and are for reference purposes only.
2. Land areas shown are calculated to the side line of North Avenue as shown, and to the 93-foot contour of Lake Champlain, representing the recognized "Low Water Mark" of the lake. Submerged lands are subject to certain rights of the public under the so-called "Public Rights Doctrine". Acreage shown does NOT include 1.76 acres of land traversed by the former railroad right-of-way. (See Railroad ROW Note 1 of Reference Plat A.)
3. Field survey was conducted during late autumn 2014 and consisted of a closed loop traverse utilizing electronic total station instruments. Bearings shown are from Grid North, Vermont Coordinate System of 1983, based upon our GPS observations at the site.
4. Proposed corner markers shall typically consist of 5/8" x 30" steel rebar with aluminum caps or disks stamped "Civil Engineering Assocs. - VT LS 597", typically set flush with existing grade.
5. Concrete monuments found are typically 4" square unless otherwise noted. Concrete monuments set (2014) are typically 4" square with aluminum disks stamped "Civil Engineering Assocs. - VT LS 597". Iron pipes found were 1" inside diameter unless otherwise noted. Iron rods found are 5/8" diameter unless otherwise noted.

- Referenced Maps or Plats -

- A. "Lot Line Adjustment Between 311 & 329 North Avenue - BC Community Housing LLC", last revised 1/29/2016, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide _____.
- B. "Lot Line Adjustment Between 329 & 351 North Avenue - Burlington College", dated 12/18/2014, prepared by Civil Engineering Associates, Inc. Burlington Land Records Map Slide 509-C.
- C. "Plat of Land 311 & 351 North Avenue, City of Burlington, Vermont", dated 10/18/1974, prepared by Knight Consulting Engineers, Inc. Diocese Archives.
- D. "Plat of Survey, Roman Catholic Diocese of Burlington, No. 311 & 351 North Avenue", dated 12/13/2010, prepared by W.A. Robenstien. Diocese Archives.

Certificate of City Engineer:

I, _____, City Engineer, do hereby certify that the subject plat has been examined by me and found to comply with the engineering requirements set forth in the regulations governing plats of subdivided land adopted by the city council, with the following exceptions, if any:

City Engineer _____

Certificate of City Fire Marshal:

I, _____, Fire Marshal do hereby certify that the subject plat has been examined by me and found to comply with the fire prevention requirements set forth in this chapter governing plats of subdivided land adopted by the city council with the following exceptions, if any:

City Fire Marshal _____

Certificate of Superintendent of City Parks:

I, _____, Superintendent of Parks do hereby certify that the subject plat has been examined by me and found to comply with the street planting requirements and park area requirements set forth in the regulations governing plats of subdivided land adopted by the city council with the following exceptions, if any:

City Superintendent of Parks _____

Applicant's Certification:

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey.

Agent/Owner _____

Date _____

- Zoning -

Proposed Lots 1-6, and most of Lot 7 are within the "Waterfront Residential / Medium Density" District (RM-W).

Proposed Lot 7 westerly of railway ROW is within the "Recreation Green Space" District (RCO-RG).

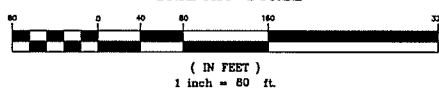
- Legend of Symbols -

- SUBJECT PROPERTY LINE
- - - OTHER PROPERTY LINE
- - - FORMER PROPERTY LINE (NOT ALL SHOWN)
- - - EXISTING FENCE (CHAIN LINK)
- - - EXISTING FENCE (WIRE)
- IP/IRF ○ IRON PIPE / ROD FOUND
- CMF CONCRETE MONUMENT FOUND
- CMS CONCRETE MONUMENT SET (2014)
- I RAILROAD RAIL (VERT.) FOUND
- CMP CONCRETE MONUMENT PROPOSED (2016)
- CRP CAPPED IRON ROD PROPOSED
- AG/BG ABOVE GRADE / BELOW GRADE
- U EXISTING UTILITY POLE
- W EXISTING GUY WIRE/POLE

North Ave. Abutters (East side of Avenue)	
St. #	Name
328	NOVA Enterprises, LLC
336	W R C C
342	Ruddy
346	McCormick
352	Brown
358	Akey Trust
360	Mai
366	DeMag
372	Burdin
376, 378	Rising
380, 382	JPT Properties LLC
392	LaFayette
402	McSweeney
404, 406	Maher
412	Rossmann
422	Scott

RECEIVED FOR RECORDING IN THE LAND RECORDS OF
THE CITY OF BURLINGTON, VERMONT, AT _____
O'CLOCK ON THE _____ DAY OF _____, 20____.

ATTEST: _____, CITY CLERK

GRAPHIC SCALE**DRAFT**
04/11/2016

VLTBTV Parkland, LLC
Vol. _____ Pg. _____
Ref. Plat A

City of Burlington
Vol. 438 Pg. 402
frmlly. CV Railway

City of Burlington
Vol. 438 Pg. 402
frmlly. CV Railway

Lake Champlain
Survey Note 2

former Rutland Railway ROW
See Note 2

Lot 7
12.00± Ac.
VLTBTV Parkland, LLC
Vol. _____ Pg. _____
Ref. Plat A

Lot 4
1.523 Ac.

Lot 5
1.042 Ac.

Lot 6
2.265 Ac.

Lot 3
2.009 Ac.

Lot 2
2.669 Ac.

BC Community Housing, LLC
Vol. 1268 Pg. 198

Former Lot A (6.00 Ac.)
New Lot 1 (8.820 Ac.)

Burlington College
Vol. 1126 Pg. 34-38

351

NORTH AVENUE

328

336

342

346

352

358

360

366

372

376

380

392

402

406

412

422

422

**- Location Map -**

NOT TO SCALE

To the best of my knowledge and belief this plat depicts the results of a survey conducted by me as described in "Survey Notes" hereon, based upon our analysis of land records and evidence found in the field. Existing boundaries shown are in substantial conformance with the records, except as noted.

ALSO
To the best of my knowledge and belief this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown hereon actually exist or are marked as "proposed" and their location, size, type and materials are correctly shown. This statement valid only when accompanied by my original signature and seal below.

DRAFT
04/11/2016

Timothy R. Cowan

VT LS 597

SURVEYORS:

CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 web: www.cca-vt.com

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SEAL
DRAWN
CEA
CHECKED
TRC
APPROVED

Engineer's Certification

It is hereby certified that this plat fully complies with all engineering requirements set forth in the subdivision regulations of the City of Burlington and all other engineering requirements of Burlington, VT.

By: _____

(Seal at Right)

DATE	CH'CK'D	REVISION

Subdivision Plat
BC Community Housing, LLC

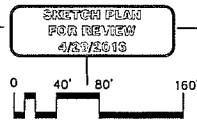
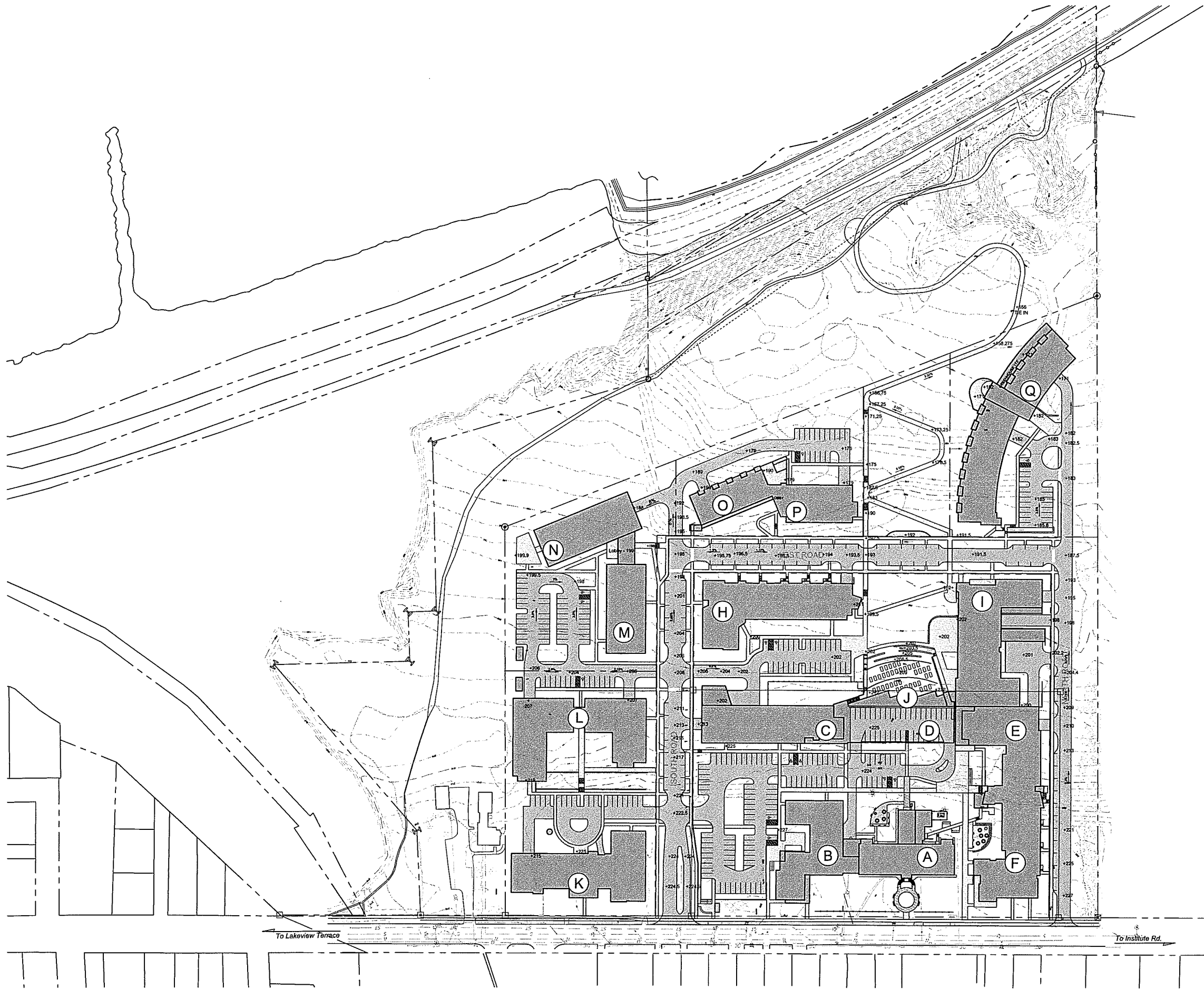
311 & 329 North Avenue
Burlington, Vermont

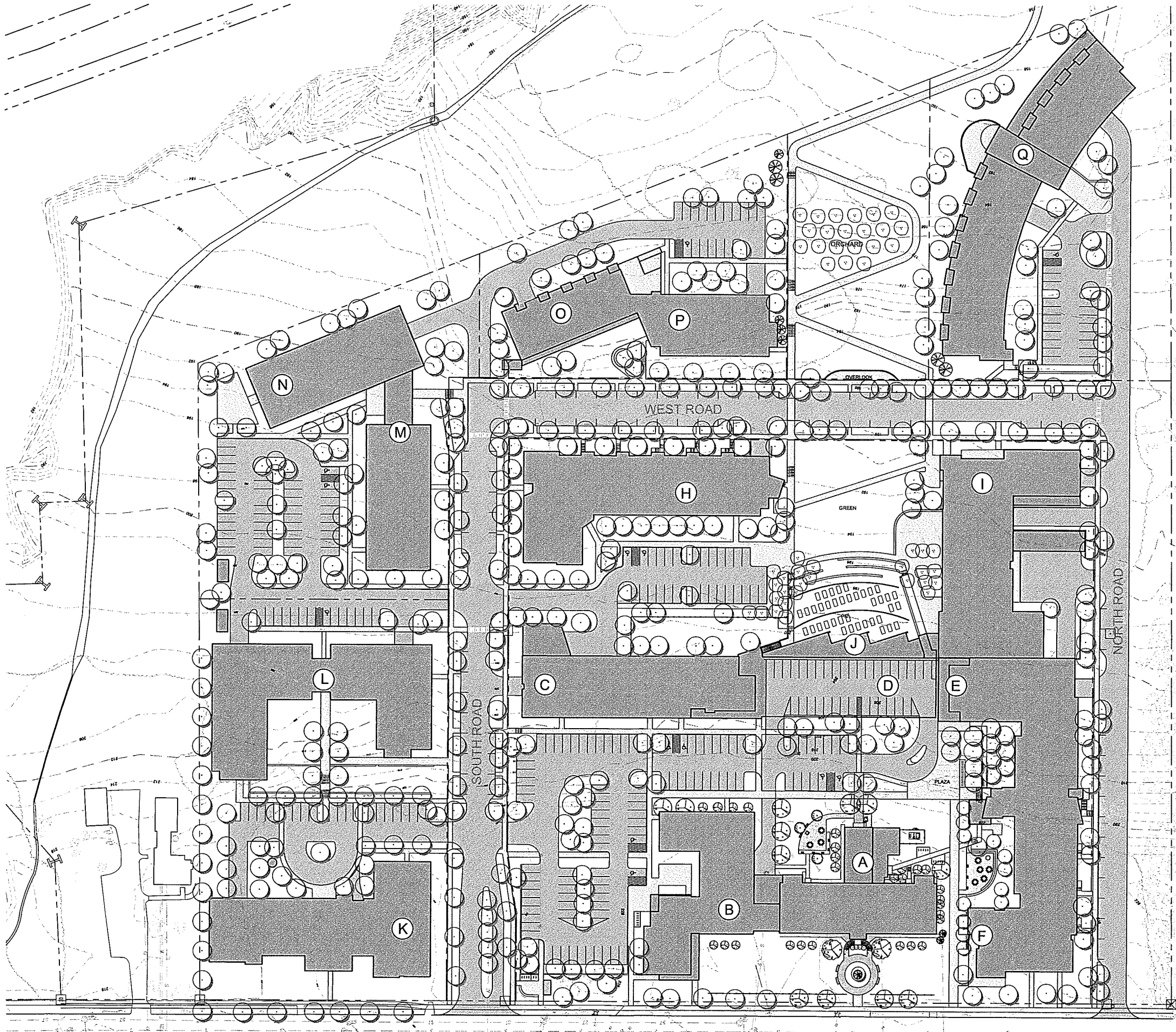
DATE
APR. 11, 2016ORIGINAL SCALE
1" = 80'PROJ. NO.
14215

DRAWING NUMBER

P 1

SHEET 1 of 1





DEVELOPMENT PROGRAM						
Burlington College Parcel						
Building	Type	Use	Unit Count	Commercial SF	Levels	Garage Parking
A	Residential	For Rent	65		5 Story	
B	Existing College	N/A		29,500	3 Story	
C	Multi-Use	For Rent	68	12,500	5 Story	100
D	Parking Garage	For Rent			3 Story	97
E	Residential	For Rent	77		5 Story	90
F	Residential	For Rent	64		4 Story	
G	351 Addition	N/A		17,500	4 Story	
Sub-total - College Parcel			274	59,500		287
BC Community Housing LLC						
H	Residential	For Rent	74		4 Story	62
I	Residential	For Rent	24		5 Story	38
J	Fitness	N/A		20,000	Ground Level	
K	Greenhouse	N/A		3,000	1 Story	
L	CSC Residential	Sell Off	70		4 Story	77
M	CHT Residential	Sell Off	76		4 Story	85
N	Residential	For Sale	50		5 Story	34
O	Residential	For Sale	35		5 Story	32
P	Residential	For Sale	25		5 Story	58
Q	Residential	For Sale	40		4 Story	22
	Residential	For Sale	49		5 Story	105
Sub-total - BCCH Parcel			443	23,000		513
Total Residential Units			717			
Total Non-Residential Sq Ft				82,500		
Total Garage Spaces						800

PARKING SUMMARY			PER UNIT	
Total Garage Spaces			1.12	800
Total Off-Street (Surface Lot) Parking			0.38	274
Total Private Parking			1.50	1074
Plus: On-Street (Public) Parking			0.11	76
Total Parking Spaces			1.60	1150

COVERAGE CALCS			
Building			256,678.00
Walks			90,770.00
Roads			197,772.00
Total Coverage			545,220.00
Paving Outside Development Zone (21.65 ac)			
Total Coverage (Total Site 33.65 ac - with 12 ac Community Park)			551,320.00
Development Zone Area		21.65 ac	943,074.00
Total Site Area		33.65 ac	1,465,794.00
Development Zone Coverage (21.65ac)			
Total Site Coverage (33.65ac with 12 ac Community Park)			58%
			38%

revisions	date	revisions	date
Sketch Plan Submission	4/29/2016		

Owner
Address
City, State ZIP

T. J. Boyle Associates, LLC

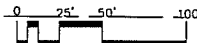
landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



MJB design by
TKD checked by
4/27/2016 date
1" = 50' scale

BC Community Housing llc
Site Plan Enlargement








SKETCH PLAN
FOR REVIEW
4/29/2016



sheet no.
L-101

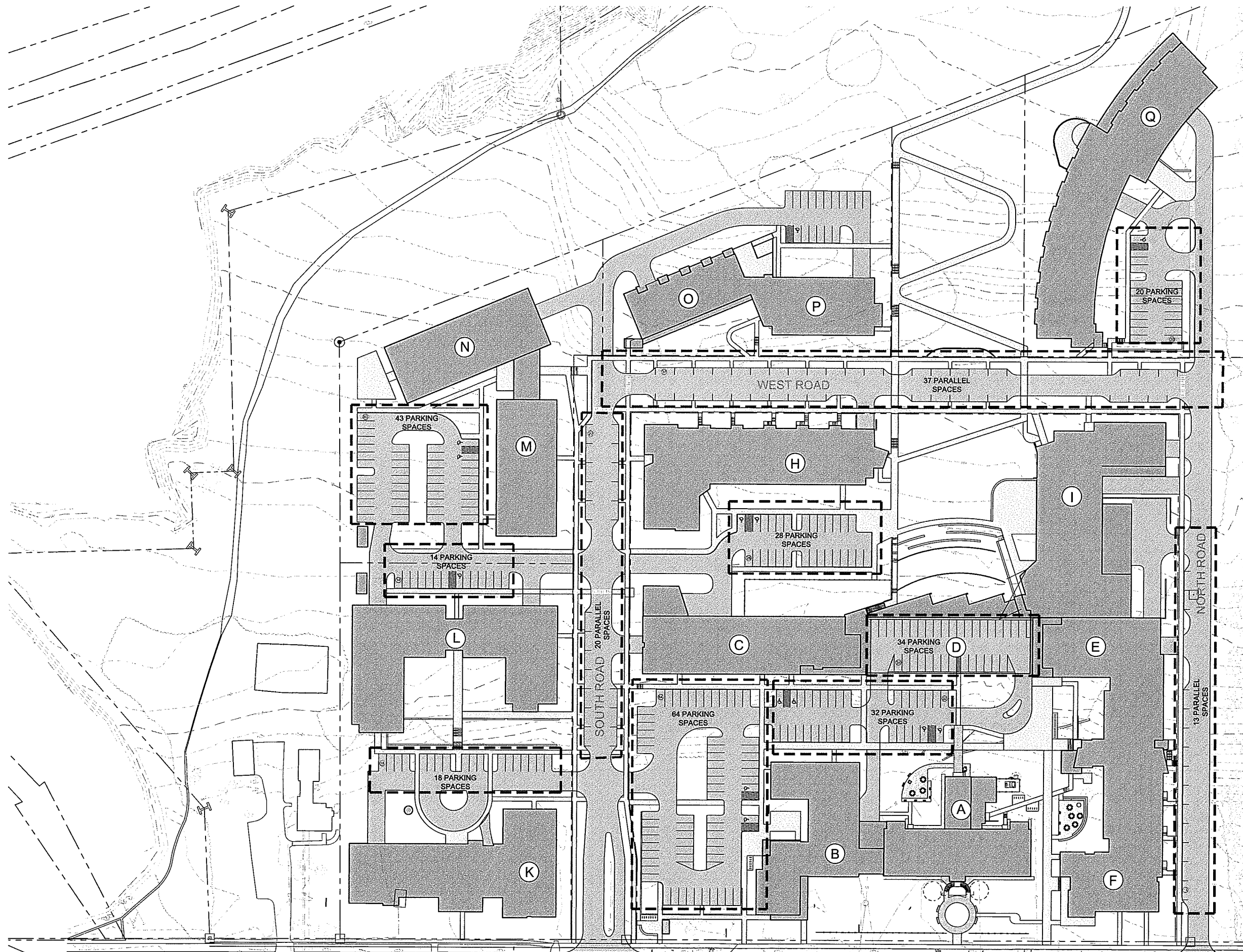
BCCH MASTERPLAN
WATERFRONT ACCESS PLAN
1"=80' - 5/11/2016
DRAFT

LEGEND

- | | |
|-------------------------------------------------------------------------------------|-------------------------------------|
|  | ADA ACCESSIBLE PATH - <5% GRADE |
|  | PATH WITH STAIRS |
|  | EXISTING BIKE PATH - TO BE IMPROVED |
|  | EXISTING TRAIL - TO BE IMPROVED |
|  | PUBLIC ELEVATOR |
|  | BUS STOP |
|  | STREET CROSSING |

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MAY 13 2016

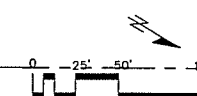
DEPARTMENT OF
PLANNING & ZONING



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MAY 13 2016

DEPARTMENT OF
PLANNING & ZONING



revisions	date	revisions	date

T. J. Boyle Associates, LLC

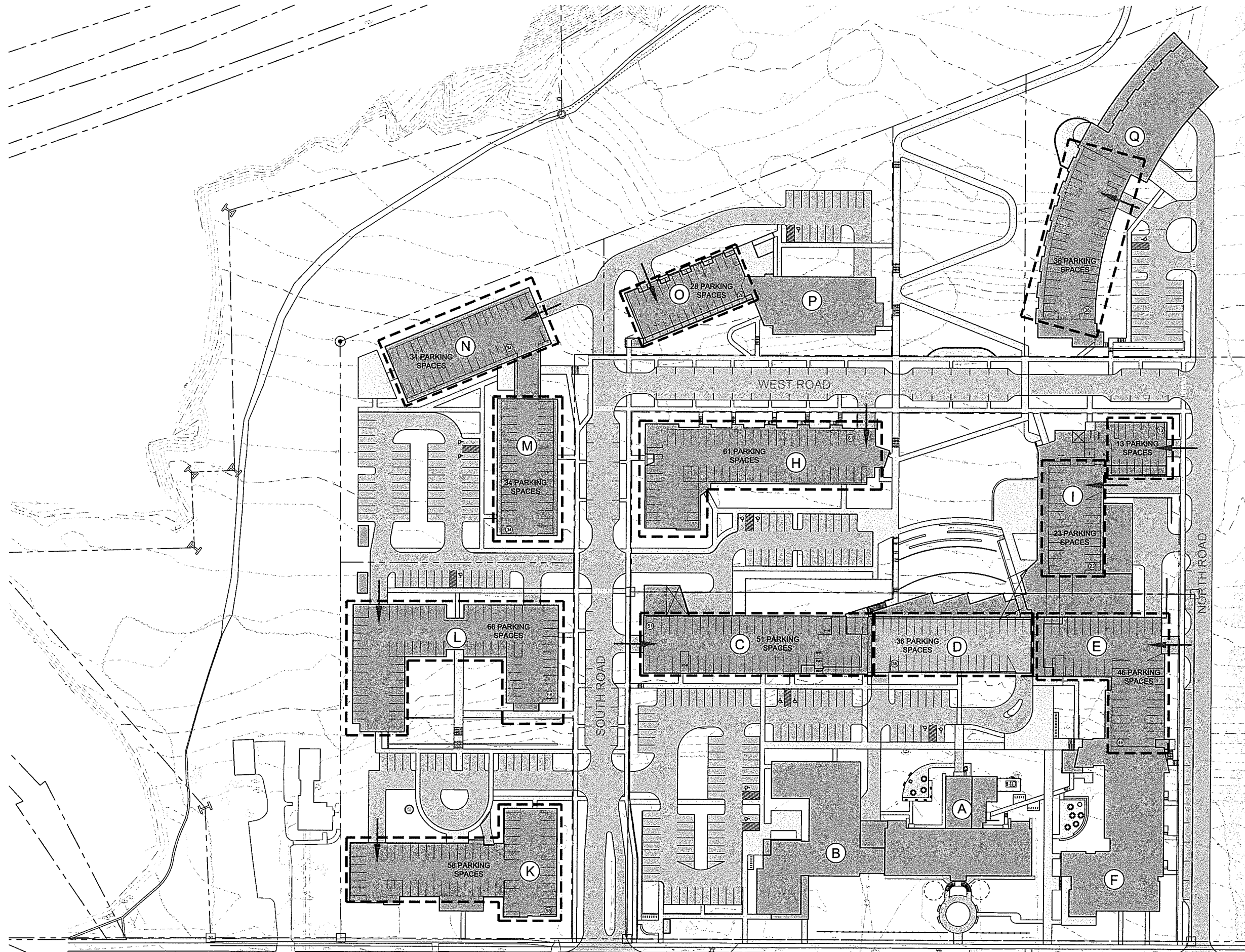
landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



MJB
design by
TKD
checked by
5/11/2016
date
1" = 50'

BC Community Housing
Surface Parking

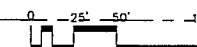
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PLANNING & ZONING



Lakeview Terrace

To Institute Rd

T. J. Boyle Associates, LLC

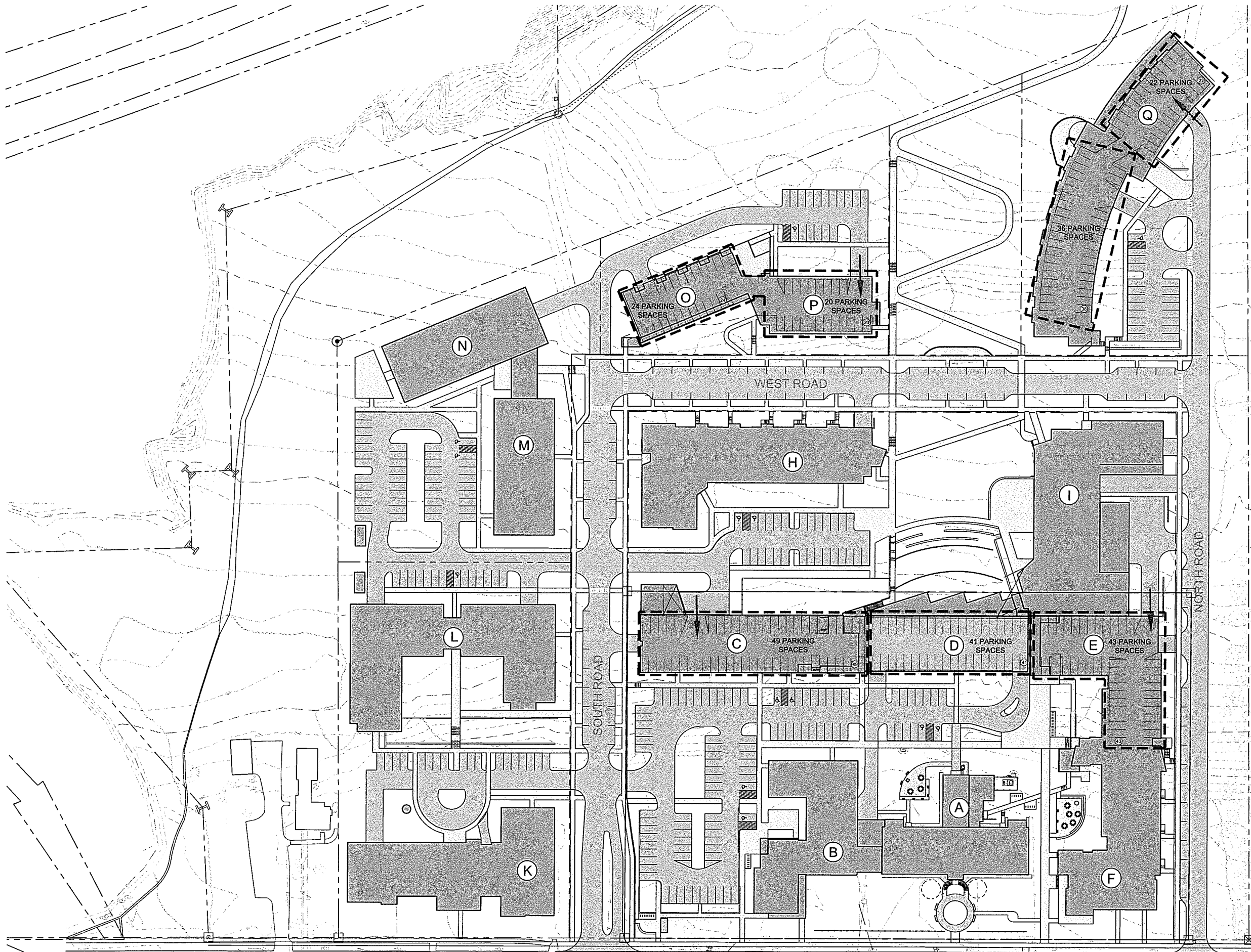
landscape architects planning consultants
301 college street burlington vermont 05401 802 658 3555



MJB
design by
TKD
checked by
scale
5/11/2016
date
1" = 50'

BC Community Housing
P-2 Parking

LA-3



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MAY 13 2016
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